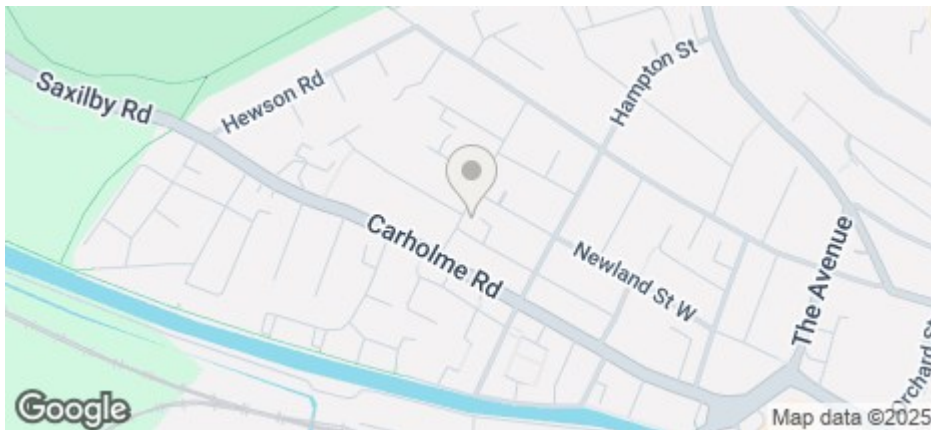




Studio 4 5A Moor Street, Lincoln, LN1 1PW

£580 PCM

COUNCIL TAX BAND: B



- Modern Studio
- All Utility Bills Included - Gas Electricity Water Broadband Council Tax + TV Licence
- Shared Shower Room between two studios with a Fortnightly Cleaner
- Well Designed Storage to Compliment the Modern Feel
- Council Tax Band B
- Great West End Location
- Fully Furnished
- Spacious Room with Wall Mounted TV
- First floor studio
- No parking available.

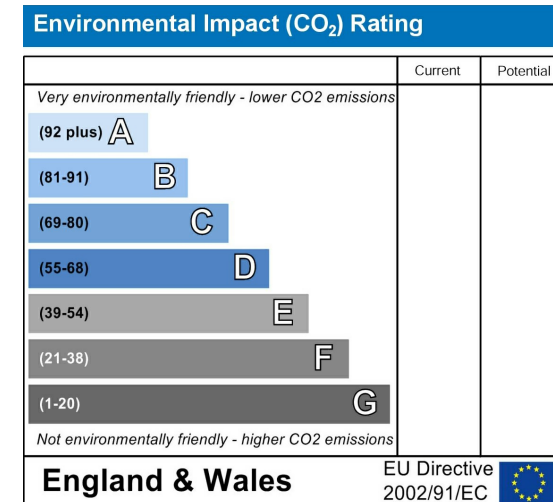
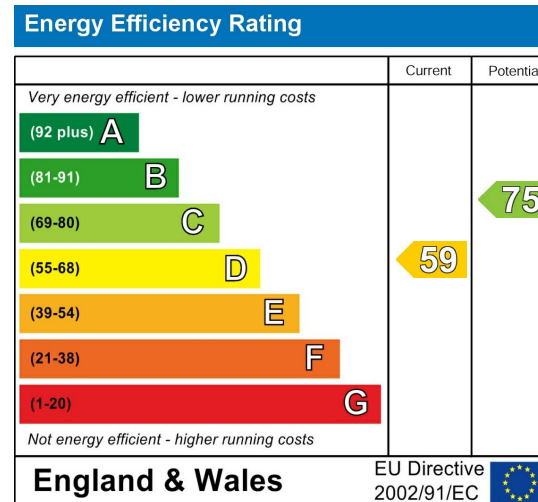
Planning permissions in area

Planning granted Nov 22 (expires Nov 25) for single storey side & rear extension (no. 3)

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



High quality studio accommodation featuring a modern kitchenette with appliances. Each studio also benefits from a wall mounted television and well designed storage to compliment the modern design.

There is also access to shared laundry facilities and a communal shower room shared by two studio apartments with fortnightly cleaners. Communal laundry facilities shared by 6 studio apartments.

Situated in the popular West End of Lincoln and within close distance of all the city's amenities, the accommodation is fully furnished to an high standard. The rent is inclusive of the following utility bills - Gas, Water, TV license, Council Tax and Broadband.

Letting size - 13.25m2. Gas central heating via a communal heating system. Heating can be controlled using the thermostat/TRVs within the property.

No parking available.

The deposit payable on the first day of your tenancy is just ****£300.00**** per person along with the first month's rent.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing:

- Text – 07908528042
- Call - 01522 802020
- Email - info@cloudlettings.co.uk

Contact the office for more information.

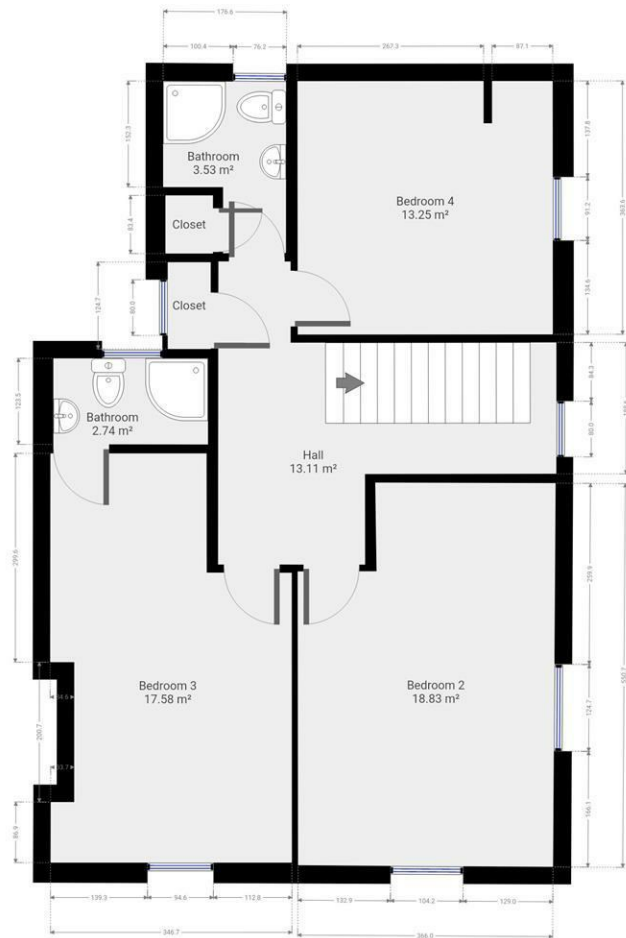
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property

Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>.

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

There are planning applications in the immediate locality; please see the brochure & contact City of Lincoln Council for further information.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m